



Los Angeles County
Department of Regional Planning

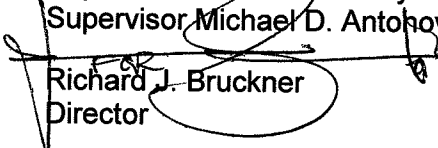
Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 1, 2010

TO: Supervisor Gloria Molina, Chair
Supervisor Mark Ridley-Thomas
Supervisor Don Knabe
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: 
Richard J. Bruckner
Director

SUBJECT: **RESPONSE TO BOARD MOTION TO INITIATE PROGRAM 10:
INCLUSIONARY HOUSING PROGRAM OF THE HOUSING ELEMENT
(AUGUST 5, 2008, ITEM #68)**

At the public hearing for the Los Angeles County Housing Element on August 5, 2008, the Board instructed the Department of Regional Planning (DRP) to initiate the required feasibility study for establishing an inclusionary housing program, and report back to the Board within a year.

Program 10: Inclusionary Housing Program

The intent of Program 10 of the Housing Element is to consider the feasibility of establishing an inclusionary housing program for the unincorporated areas.

Since August 2008, the DRP staff has prepared a preliminary draft of the study, which includes an extensive literature review of research on inclusionary housing, and the results of a stakeholder survey. The preliminary draft also reflects outreach with numerous stakeholders, including but not limited to planners from other local jurisdictions, building industry representatives, housing advocates, researchers and housing developers. The DRP staff also worked closely with CDC staff and the Housing Advisory Committee to identify key issues.

In light of the court decision in *Palmer/Sixth Street Properties vs. City of Los Angeles*, which found that mandatory affordability requirements for rental housing violate the Costa-Hawkins Act, the DRP is reworking the preliminary draft to ensure consistency with this recent decision.

The staff will provide a status report to the Board no later than April 1, 2011. If you have any questions regarding this study, please contact Connie Chung at (213) 974-6417 or cchung@planning.lacounty.gov.

RJB:JS:CC:AR

c: Chief Executive Office, Attn. Rita Robinson
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